
S-4305
KAUFFMAN WEST SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Glen Stockment, with consent of owner Pauline Kauffman, and represented by R.W. Gross & Associates, is seeking primary approval of a two lot subdivision on 2.993 acres, with one lot located on CR 300 E and a second lot with frontage on Munsee Drive (in Shawnee Ridge Subdivision), in Tippecanoe 22 (SE) 24-4.

AREA ZONING PATTERNS:

Both proposed Lots are zoned R1, Single-family Residential as are all surrounding properties. Land to the north of the parent tract is zoned PDRS. Farther to the west, north and east, Flood Plain zoning associated with Burnett's Creek wraps around this area at a distance.

The parent tract is 19 acres in area; after the recordation of this two-lot subdivision, two division rights will remain.

AREA LAND USE PATTERNS:

Proposed Lot 1, with frontage on CR 300 E, has a single-family house and several wooden sheds. Lot 2, which has frontage on Munsee Drive in Shawnee Ridge Subdivision on the west side of the parent tract, is unimproved and covered in dense vegetation. The elevation of this lot drops steeply 20 to 24' in a northeasterly direction.

Single-family homes in China Grove Planned Development are located to the north; Shawnee Ridge Subdivision is to the west. Other nearby tracts to the east and south are large-lot residential. The town limits of Battle Ground wrap around this site an equal distance to the east, south and west.

TRAFFIC AND TRANSPORTATION:

The right-of-way for Munsee Drive is already in place; no additional dedication is necessary. CR 300 E is a rural local road with a required 30' half-width right-of-way. This right-of-way has been shown on the sketch plan. County Highway is not requiring a "no vehicular access" statement.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

In order to meet minor subdivision requirements, there can be no public improvements needed in order to serve the proposed lots, such as new water and sewer mains. If public improvements are necessary, the subdivision must be done as a major

subdivision. Getting the necessary letters from the utility companies has put this project on hold several months.

A letter from the County Health Department states that, "The proposed two-lot subdivision contains a single-family dwelling on lot one which is served by an existing on-site sewage disposal system and individual water well. Lot 2 is not developed and must have connection to Battle Ground sanitary sewer available and approved." Staff also has a letter from the Battle Ground Water Conservancy District granting petitioner, "the right to tap into and connect to the water utility system and become part of the Battle Ground Conservancy District." A third letter, from the Town of Battle Ground, "acting as the Battle Ground Sewage Utility Board, has agreed to provide sewer service to Lot 2 in Kauffman Subdivision with conditions."

The County Surveyor's Office is requiring the drainage on site to be reviewed prior to recording a final plat.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; lot width and area meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
5. The street addresses and County Auditor's Key Number shall be shown.